

Prepared by: Austin Law Firm, P.A.
230 Goodman Road, Suite 510
Southaven, MS 38671
662-349-2234

STATE MS. - DESOTO CO.

APR 2 10 34 AM '03

BRAD P. CAPPONI AND WIFE,
COLLEEN A. CAPPONI,
GRANTORS

BK 44 PG 92
W.E. DAVIS CH. CLK.

TO

WARRANTY DEED

XAVIER WARD AND WIFE
MARCIA WARD,
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BRAD P. CAPPONI AND WIFE, COLLEEN A. CAPPONI, do hereby sell, convey and warrant unto XAVIER WARD AND WIFE, MARCIA WARD, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 205, Section "D", Southern Pines Subdivision, located in Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 56, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 2003 are to be pro-rated, and possession is to be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 20 day of March, 2003.

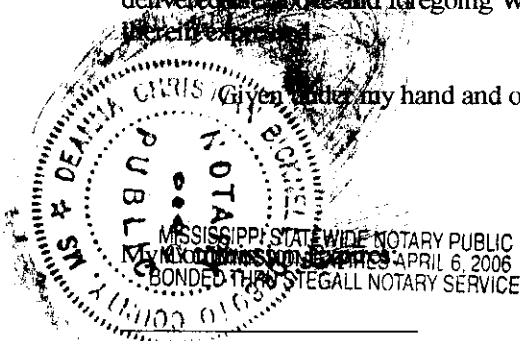
Brad P. Capponi
BRAD P. CAPPONI
Colleen A. Capponi
COLLEEN A. CAPPONI

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named BRAD P. CAPPONI AND WIFE, COLLEEN A. CAPPONI, who acknowledged that THEY signed and delivered the above and foregoing Warranty Deed as THEIR free and voluntary act and deed and for the purposes

Given under my hand and official seal of office, this the 20 day of March, 2003.

Martha Christen Gunkel
NOTARY PUBLIC



Grantors Address:
102 Evangeline
Slidell, LA 70460
Phone: Res 901-240 1638
Work: 225-869-3765

Grantees Address:
924 Virginia Pine Cove
Southaven, MS 38671
Phone: Res: 901-363-6455
Work: 901-365-8676